



**SEALED BID SALE
SALE OF REAL ESTATE
WARWICK ROAD, RICHMOND, VIRGINIA**

Sealed bids will be accepted by the Virginia Department of Transportation (VDOT) in the office of the State Right of Way Property Manager, located at 1401 E. Broad Street, Richmond, Virginia, 23219, until, but no later than, 2:00 p.m., March 31, 2010, for the following property:

This triangular shaped property, identified as PMI 1000510, has approximately 240' of frontage on 4 lane Warwick Rd., is generally flat, well above grade and is located approx. 300' north of 4 lane Warwick Rd. & Clydewood Ave. intersection in the City of Richmond. It is comprised of the remaining portions of parcels 032, 033, and 034, and contains approx. 0.317 acre.

Bids must be submitted in the manner prescribed in the "Instruction to Bidders" available from VDOT, accompanied by a certified check, cashier's check or money order in the amount of 10% of the bid as a deposit. The successful bidder's deposit will be applied toward the purchase price. All others will be returned. Closing shall occur within 90 days after approval of sale. The value placed on this parcel is \$20,000.00.

Employees of VDOT, their immediate families or any person employed with the valuation and/or acquisition of this property are ineligible to bid. The right is reserved to reject any and all bids. The property is being sold "as is" with conveyance by deed without warranty. For further information, location and directions, and proposals, contact VDOT at the above address or call Elaine Zembruski at (804) 786-1729 or email at Elaine.Zembruski@VDOT.Virginia.gov.

All bids must be submitted on the Bid Proposal Form by the stated deadline for consideration.

<http://www.virginiadot.org/business/row-default.asp>

BID PROPOSAL FORM SEALED BID SALE DATED MARCH 31, 2010.

Melissa L. Corder
State Right of Way Property Manager
Virginia Department of Transportation
1401 E. Broad Street
Richmond, Virginia 23219

The undersigned, as bidder, hereby declares that he/she has examined the Instruction to Bidders for Sealed Bid Sale, dated March 31, 2010, and that he/she has inspected the property and agrees to accept it "as is" without warranty by the Seller as to its condition, value or usefulness for any purpose, except as may be specified in the Instruction to Bidders for Sealed Bid dated March 31, 2010.

The undersigned hereby agrees to purchase the property located in the City of Richmond, Virginia, upon the terms and conditions stated in the Instruction to Bidders for Sealed Bid Sale, dated March 31, 2010, for the sum of \$_____.

A cashier's check, certified check or money order made payable to the ***TREASURER OF VIRGINIA, VIRGINIA DEPARTMENT OF TRANSPORTATION***, for the sum of \$_____, which is 10% of the above bid, is attached and will be applied to the purchase price if the undersigned is the successful bidder.

The undersigned further agrees, upon written acceptance of this bid and within the specified time, that he/she will pay the balance of the purchase price upon delivery of the deed. Should the successful bidder fail to pay the balance of the purchase price, the sale will be declared void by the Virginia Department of Transportation and the bid deposit will be forfeited and retained as liquidated damages and not as a penalty. The next highest bidder may be notified and offered the property.

Assignments of this form will not be permitted without the expressed written consent of the Virginia Department of Transportation.

By: _____

Title: _____

Firm (if applicable): _____

Address: _____

Telephone: _____

Date: _____

NOTE: Face of envelope must bear the words "SEALED BID SALE, dated March 31, 2010".

INSTRUCTIONS TO BIDDERS SEALED BID SALE DATED MARCH 31, 2010

1. The Virginia Department of Transportation (VDOT) is authorized to sell certain lands that are not needed for VDOT's purposes. This property which is outlined in red on attached plan sheets 6 and 7, is located in the City of Richmond, Virginia, fronts on Warwick Road and is identified as PMI 1000510.
2. VDOT invites bids for the purchase of this property on the attached form. Bids will be accepted until, but no later than, **2:00 p.m., March 31, 2010.**
3. Bids and deposits shall be enclosed in two (2) envelopes (outer and inner) each of which shall be sealed and the inner envelope clearly labeled "Sealed Bid Sale, dated March 31, 2010, Attn: Elaine Zembruski." The outer envelope shall be addressed as follows:

Melissa L. Corder (EZ)
State Right of Way Property Manager
Virginia Department of Transportation
1401 E. Broad Street
Richmond, Virginia 23219

Sealed bids may be delivered to the above address by mail or any other method chosen by Bidder (Buyer) at Buyer's expense. The risk of late delivery or misdelivery shall be upon the Buyer. Buyers are invited to attend the bid opening.

4. A cashier's check, certified check or money order made payable to ***TREASURER OF VIRGINIA, VIRGINIA DEPARTMENT OF TRANSPORTATION***, in the amount equal to 10% of the bid must accompany all bids. This amount will be applied against the purchase price of the successful Buyer and will be refunded within ten (10) days to all other Buyers. In the event of default on the part of the Buyer, the bid deposit shall be forfeited and retained by VDOT as liquidated damages. No bid received after **2:00 p.m., March 31, 2010**, will be considered. No bid will be considered unless it is accompanied by the required deposit.
5. In the event identical acceptable high bids are received, a drawing will be held to determine the successful Buyer.
6. Acceptance of the bid and conveyance of the property is subject to the approval of the Commissioner of VDOT, or his designee.
7. The property is being sold "as is" with conveyance by quitclaim deed. Notification will be given the Buyer when the deed is ready for delivery and balance of payment is due.
8. It shall be responsibility of VDOT to have the deed properly recorded. It is the responsibility of the Buyer to pay recordation fees and taxes normally paid by a purchaser, as well as all other costs incurred by the Buyer in connection with the conveyance.
9. Bids must be signed and will be accepted only on the form provided. The Bid Form, along with the Instructions to Bidders, shall be construed to be the contract of sale with the successful Buyer. Failure to submit a bid on the attached form; the making of any modification, addition or amendment to the form or its conditions; or the submission of any terms or conditions other than those contained in the Invitation to Bid, shall be grounds for rejection of the bids. Bids must be for a fixed and certain sum of the lawful money of the United States of America. Any offer not for a fixed and certain sum of such money, including but not limited to any offer of goods, services, real property, securities, money of another nation, or any other thing, in whole or in part, shall invalidate the bid.

10. The right is reserved to reject any and all bids if, at the discretion of VDOT, they are found not to be in the best interest of the Commonwealth.
11. ALL INFORMATION RELATING TO THE PROPERTY IS PROVIDED TO THE BEST KNOWLEDGE AND BELIEF OF VDOT. HOWEVER, IT IS THE RESPONSIBILITY OF THE BUYER TO VERIFY ALL INFORMATION PROVIDED.

NOTE: The following documents are enclosed as part of this Request for Proposal:

Bid Proposal Form
Instructions to Bidders
Property Description
Fact Sheet
Plat/Plan Sheet(s) of Property

For further information, contact: Elaine Zembruski
Virginia Department of Transportation
1401 E. Broad Street
Richmond, Virginia 23219
Telephone: (804) 786-1729
Elaine.Zembruski@VDOT.Virginia.gov

SEALED BID SALE DATED MARCH 31, 2010

PROPERTY DESCRIPTION

This triangular shaped property, identified as PMI 1000510, has approximately 240' of frontage on 4 lane Warwick Road, is generally flat, well above grade and is located approx. 300' north of 4 lane Warwick Road & Clydewood Avenue intersection in the City of Richmond. It is comprised of the remaining portions of parcels 032, 033, and 034, and contains approximately 0.317 acre.

Being as shown on Sheets 6 and 7, and outlined in RED, of the plans for Warwick Road, State Highway Project U000-127-114, RW-203, and lying east of and adjacent to the east proposed right of way line of Warwick Road, from a point approximately 47 feet opposite approximate Station 258+06 (Prop. Warwick Road construction baseline) to a point approximately 45 feet opposite approximate Station 260+50 (Prop. Warwick Road construction baseline) containing 0.317 acre, more or less, land; and being a part of the same lands acquired from Cornelius B. Jefferson, Jr., et al., by deed dated February 23, 1994, recorded in Deed Book 397, Page 1871; and from Danny R. Weaver, single and David L. Weaver, single by Certificate dated March 7, 1996 and concluded by Final Order dated May 30, 1987; and from Cora Jean Butler, et al., by Deed dated July 31, 1995, recorded in Deed Book 96-3539, Page 222, in the Office of the Clerk of the Circuit Court of the City of Richmond, Virginia.

FACT SHEET
SEALED BID DATED MARCH 31, 2010

LOCATION:

Approximately 300' north of 4 lane Warwick Road & Clydewood Avenue intersection in the City of Richmond.

ACREAGE:

0.317

IMPROVEMENTS (if any):

none

DESCRIPTION:

This triangular shaped property, identified as PMI 1000510, has approximately 240' of frontage on 4 lane Warwick Road, is generally flat, well above grade and is located approximately 300' north of 4 lane Warwick Road & Clydewood Avenue intersection in the City of Richmond. It is comprised of the remaining portions of parcels 032, 033, and 034, and contains approximately 0.317 acre. The property is shown outlined in red on attached plan sheets 6 and 7.

UTILITIES AVAILABLE:

Electric, Telephone, Water, Sewer & Gas

PARKING AVAILABLE:

N/A

EASEMENTS AND ENCUMBRANCES:

Subject to any and all easements of record.

ZONING:

R-4

TAX MAP ID#:

N/A

Utility Owners :
Power Poles Property of Virginia Power
Telephone Property of C&P Telephone - A Bell Atlantic Company
Gas Lines Property of City of Richmond
Water and Sewer Lines Property of City of Richmond

End Conn. Reloc. Lauradale Lane
Sta. 10+83.56

In P.L. Surv. Saw. M.H.
Rim 1172
Sawed

P.O.T. 253+46.51 Prop. Warwick Rd.
P.I. 966.47 Prop. Lauradale Lane Lt.
Δ = 87°03'17" Rt.

4672
+00.82

Prop. Turn-around
W-20'
Type I Req'd.

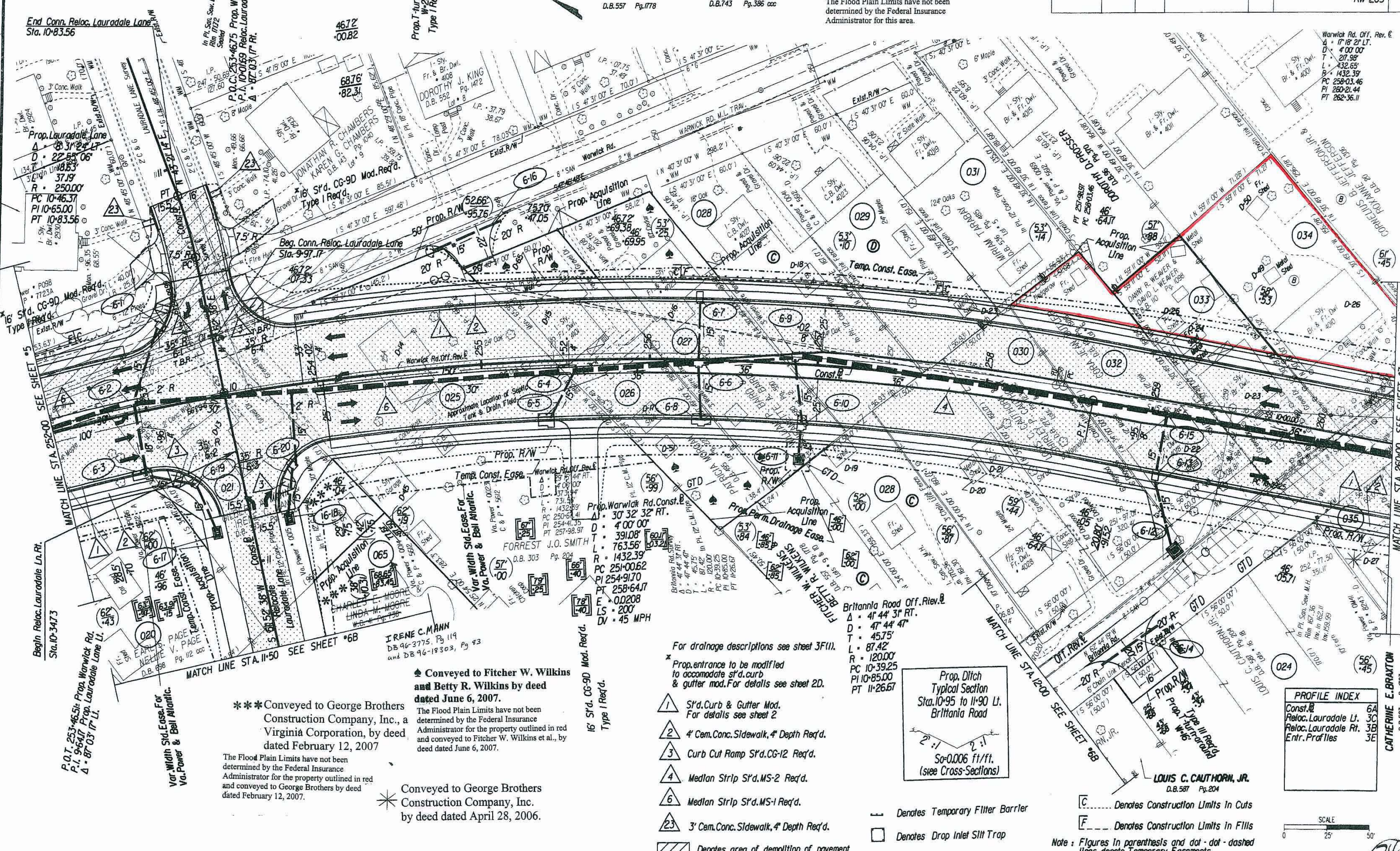
©
FITCHER W. WILKINS &
BETTY R. WILKINS
D.B. 557 Pg. 1778

©
ERNARD J. WILLIAMS &
DORIS A. WILLIAMS
D.B. 743 Pg. 386 ccc

The Flood Plain Limits have not been
determined by the Federal Insurance
Administrator for this area.

DESIGN FEATURES RELATING TO CONSTRUCTION
OR TO REGULATION AND CONTROL OF TRAFFIC
MAY BE SUBJECT TO CHANGE AS DEEMED
NECESSARY BY THE DEPARTMENT

DATE	REVISION	BY	PROJECT	REVISION
8-09-95				
9-27-95				
11-15-95				
			U000-127-114, PE-101, C-503 RW-203	6



*** Conveyed to George Brothers
Construction Company, Inc., a
Virginia Corporation, by deed
dated February 12, 2007

The Flood Plain Limits have not been
determined by the Federal Insurance
Administrator for the property outlined in red
and conveyed to George Brothers by deed
dated February 12, 2007.

* Conveyed to George Brothers
Construction Company, Inc.
by deed dated April 28, 2006.

♣ Conveyed to Fitcher W. Wilkins
and Betty R. Wilkins by deed
dated June 6, 2007.

The Flood Plain Limits have not been
determined by the Federal Insurance
Administrator for the property outlined in red
and conveyed to Fitcher W. Wilkins et al., by
deed dated June 6, 2007.

16' S'd. CG-9D Mod. Req'd.
Type I Req'd.

For drainage descriptions see sheet 3F(1).
* Prop. entrance to be modified
to accommodate s'd. curb
& gutter mod. For details see sheet 2D.

1 S'd. Curb & Gutter Mod.
For details see sheet 2

2 4' Cem. Conc. Sidewalk, 4' Depth Req'd.

3 Curb Cut Ramp S'd. CG-12 Req'd.

4 Median Strip S'd. MS-2 Req'd.

6 Median Strip S'd. MS-1 Req'd.

23 3' Cem. Conc. Sidewalk, 4' Depth Req'd.

Denotes area of demolition of pavement

Prop. Ditch
Typical Section
Sta. 10+95 to 11+90 Lt.
Brittania Road
So=0.006 ft/ft.
(see Cross-Sections)

Denotes Temporary Filter Barrier

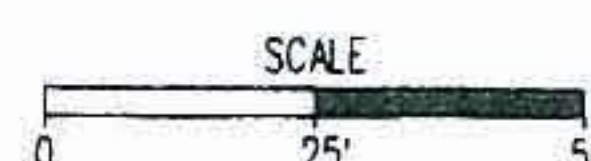
Denotes Drop Inlet Silt Trap

Denotes Construction Limits In Cuts

Denotes Construction Limits In Fills

Note: Figures in parenthesis and dot-dot-dashed
lines denote Temporary Easements.

PROFILE INDEX	
Const. @	6A
Reloc. Lauradale Lt.	3C
Reloc. Lauradale Rt.	3B
Entr. Profiles	3E



Power Poles Property of Virginia Power
Telephone Property of C&P Telephone - A Bell Atlantic Company
Gas Lines Property of City of Richmond
Water and Sewer Lines Property of City of Richmond

End Conn. Clydesdale Ave.
Sta. 10+61.72

Reserved For Public Purposes
0.42 Ac.:

DESIGN FEATURES RELATING TO CONSTRUCTION
OR TO REGULATION AND CONTROL OF TRAFFIC
MAY BE SUBJECT TO CHANGE AS DEEMED
NECESSARY BY THE DEPARTMENT

8-09-95
03-19-96
08-11-97

PROJECT	SHEET	DATE	PROJECT
U000-127-114, PE-101, C-503 RW-203 D-615	1	11	

The Flood Plain Limits have not been
determined by the Federal Insurance
Administrator for this area.

Warwick Rd. Off. Rev. E
Δ = 41'8" 39' LT.
D = 6'
T = 359.97
L = 688.51
R = 954.97
PC = 267+23.50
PT = 270+88.48
PI = 274+11.01

COMMONWEALTH OF VIRGINIA
FORMERLY
ROBERT C. &
MARY F. PEARMAN-HURT
D.B. 599 Pg. 1871
Temp. Const. Easement

Warwick Rd. Const. E
Δ = 54'08" 51' LT.
D = 8'00" 00"
T = 366.08
L = 716.20
R = 676.85
PC = 263+83.67
PT = 270+60.51
PI = 267+49.75
E = 0.0208
LS = 200'
DV = 42.5 MPH

- 1 S'd. Curb & Gutter Mod.
For details see sheet 2
- 2 4' Cem. Conc. Sidewalk, 4' Depth Req'd.
- 3 Curb Cut Ramp S'd. CG-12 Req'd.
- 4 Median Strip S'd. MS-2 Req'd.
- 5 Median Strip S'd. MS-1 Req'd.

* Prop. entrance to be modified to
accommodate s'd. curb & gutter mod.
For details see sheet 20.

GTD Denotes "Grade To Drain"
TBR Denotes "To Be Removed"
For Drainage Description see sheet 3F(2).

Denotes area of demolition of pavement

- 16 Guardrail S'd. GR-2 Req'd.
- 17 Guardrail terminal S'd. GR-7 Req'd.

Denotes Construction Limits in Cuts
Denotes Construction Limits in Fills
Denotes Temporary Filter Barrier
Denotes Temporary Silt Fence

Note: Figures in parenthesis and dot-dot-dashed
lines denote Temporary Easements.

PROFILE INDEX	
Const. E	7A
Clydesdale	3C
Entr. Profiles	3E

